

**Motion Sheet for the Uncontested Portions of the East Riverside/Oltorf Combined Neighborhood Plan (Agenda Item 55)
and Associated Rezonings (Agenda Items 56-58)
November 16, 2006**

Uncontested Portions of the Combined Neighborhood Plan				
Motion #	Agenda Item #	Proposed Action	Comments	Votes Required
1	✓ 55 ✓	<p>Approve the East Riverside/Oltorf Combined Neighborhood Plan save and except for the following</p> <p>A) Contested tracts to be discussed as separate motions 203, 222, 37, 39, 41, 43, 43A, 44, 45, 45A, 45B, 46, 47, 49, 50, and the IRS site (1800 1/2, 1804 1/2, 1806 1/2, 3601, 3651, 3651 1/2, 3605 1/2 IH-35 Service Road NB, 1615 and 1619 Woodward Street), and</p> <p>B) Tracts to be withdrawn from the Neighborhood Plan for future discussion at a later date as listed on Attachment A-1</p> <p><i>Tract 9</i></p>	<p><i>Plan + Future Land Use Map</i></p> <p>The Land Use Map includes properties designated as single-family, civic, commercial and office uses along the IH-35, Ben White Blvd and East Riverside corridors, open space, properties located within the waterfront overlay and multifamily properties generally constructed after 1985</p> <p>The land use designation for the contested cases will be handled separately</p>	<p><i>McCracken</i> <i>mpt</i></p> <p>2nd Reading = 4 votes</p> <p>2nd & 3rd Readings = 5 votes</p> <p><i>6-0</i> <i>Kim Abstained</i></p>

1818 S Lakeshore Blvd from FLUM + zoning

Uncontested Proposed Rezonings: Parker Lane NPCD				
Motion #	Agenda Item #	Proposed Action	Comments	Votes Required
2	X 56	<p>Approve the Neighborhood Plan Combining District for the Parker Lane Neighborhood Planning Area save and except for the following</p> <p>A) Contested tracts to be discussed as separate motions 203, 222, and</p> <p>B) Tracts withdrawn from the NPCD for future discussion at a later date as listed on Attachment A-2</p>	<p>Planning Commission, staff, property owners, and the Advisory Committee are in agreement for the proposed zoning recommendations for the uncontested tracts</p>	<p><i>Leffingwell</i> <i>McCracken</i></p> <p>2nd Reading = 4 votes</p> <p>2nd & 3rd Readings = 5 votes</p> <p><i>6-0</i> <i>Kim Abstained</i></p>

**Motion Sheet for the Uncontested Portions of the East Riverside/Oltorf Combined Neighborhood Plan (Agenda Item 55)
and Associated Rezoning (Agenda Items 56-58)
November 16, 2006**

Uncontested Proposed Rezoning: Riverside NPCD				
Motion #	Agenda Item #	Proposed Action	Comments	Votes Required
3	✓ 57	<p>Approve the Neighborhood Plan Combining District for the Riverside Neighborhood Planning Area save and except for the following</p> <p>A) Contested tracts to be discussed as separate motions 37, 39, 41, 43, 43A, 44, 45, 45A, 45B, 46, 47, 49, 50, and</p> <p>B) Tracts withdrawn from the NPCD for future discussion at a later date as listed on Attachment A-3</p>	<p>Planning Commission, staff, property owners, and the Advisory Committee are in agreement for the proposed zoning recommendations for the uncontested tracts</p>	<p>MPT McCracken 2nd Reading = 4 votes 2nd & 3rd Readings = 5 votes 6-0 Kim Abstained</p>

#9
#1818 S Lakeshore Blvd

Uncontested Proposed Rezoning: Pleasant Valley NPCD				
Motion #	Agenda Item #	Proposed Action	Comments	Votes Required
4	58	<p>Approve the Neighborhood Plan Combining District for the Pleasant Valley Neighborhood Planning Area save and except for tracts withdrawn from the NPCD for future discussion at a later date as listed on Attachment A-4</p>	<p>Planning Commission, staff, property owners, and the Advisory Committee are in agreement for the proposed zoning recommendations for the uncontested tracts</p>	<p>2nd Reading = 4 votes 2nd & 3rd Readings = 5 votes</p>

Leffingwell
McCracken
6-0
Kim Abstained

Motion Sheet for Modifications to the East Riverside/Oltorf Combined Neighborhood Plan (Agenda Item 55)
November 16, 2006

Modifications to Planning Commission Recommendations							
Motion #	Agenda Item #	Proposed Action	Location	City Council 1st Reading (10-19-06)	PC Recommendation (6-13-06)	Modification/Comments	Votes Required
5	55	Approve the FLUM designation of Civic for the IRS Site instead of the Planning Commission recommendation of Commercial	IRS Site 1800 1/2, 1804 1/2, 1806 1/2, 3601, 3651, 3651 1/2, 3605 1/2 IH-35 Service Road NB, 1615 and 1619 Woodward Street	Civic	Commercial	Staff, Advisory Committee and property owner have no objection to designating this site as Civic Subsequent to PC Hearing, staff revised recommendation based on the following 1) federal government ownership, 2) In the event the IRS were to vacate the site, a Civic land use designation would allow for further discussion with the neighborhood if a rezoning was required (i.e. mixed use project)	<i>Kum McCrecken</i> 2nd Reading = 4 votes 2nd & 3rd Readings = 5 votes 7-0

Motion Sheet for East Riverside/Oltorf Neighborhood Plan Combining Districts
Contested Zoning Tracts
(Agenda Item 56)
November 16, 2006

Tract # & Address	Current Zoning & Use	City Council 1st Reading (10-19-06)	Planning Commission Recommendation (6-13-06 Hearing)	Staff Recommendation	Property Owner/Prospective Developer Recommendation	Group 1 Recommendations from Neighborhood Planning Meetings (3/04 thru 3/05)	Group 2 Recommendations (Members from Advisory Committee, recommendations developed independently after March 2005)	VOTES REQUIRED
Contested Zoning Only: Parker Lane NPA (1)								
222 4600 4604 E Ben White Blvd	Civic SF 2 (St Peter the Apostle Catholic Church)	Civic <u>GO-CO-NP</u> (building setback of 50 feet from creek centerline)	LO-CO-NP (building setback of 50 feet from creek centerline)	LO-CO-NP (building setback of 50 feet from creek centerline) Staff feels that the existing single family zoning is inappropriate along a major arterial	Property owner supports GO- NP	Support split between GO- NP and LO-NP	SF-2-CO-NP (150' setback from creek & seeps)	2nd Reading = 4 votes 2nd & 3rd Readings = 5 votes

2nd Reading McCracken - MPT all as approved on 1st reading except 45 A
 mu Properties VMU 6-D CM Kim abstaining on certain properties
~~Core Transit Corridor~~ - All Commercially zoned properties comply Commercial Design Stds
 VMU designation be VMU
 Kim abst


**Motion Sheet for East Riverside/Oltorf Neighborhood Plan Combining Districts:
 Contested Zoning and Land UseTracts
 (Agenda Items 55-58)
 November 16, 2006**

Tract # & Address	Current Zoning & Use	City Council 1st Reading (10-19-06)	Planning Commission Recommendation (6-13-06 Hearing)	Staff Recommendation	Property Owner/Prospective Developer Recommendation	Group 1 Recommendations from Neighborhood Planning Meetings (8/04 thru 3/05)	Group 2 Recommendations (Members from Advisory Committee, recommendations developed independently after March 2005)	VOTES REQUIRED
Contested Zoning and FLUM: Parker Lane NPA (1)								
203 2600, 2600 1/2 S Pleasant Valley Rd	<i>Undeveloped</i> LR (undeveloped)	<div> <div>Single Family</div> <div>SF-3-NP</div> <div>1.</div> <div>2. zoning</div> </div>	<i>Mixed Use</i> LR-MU CO-NP (prohibit multifamily residential)	<i>Single Family</i> SF-3-NP 1) This is a downzoning from LR and there is enough land outside of the floodplain to construct a single-family residence if desired SF-3 is compatible with the SF-3 zoning to the south 2) NPZD has a policy not to rezone floodplains to RR (this causes problems when floodplains change) 3) City's Land Development Code already has restrictions to prevent/limit construction within the floodplain		<i>Single Family</i> SF-3 NP	<i>Commercial</i> LR-NP	2nd Reading = 4 votes 2nd & 3rd Readings = 5 votes

**Motion Sheet for East Riverside/Oltorf Neighborhood Plan Combining Districts:
Contested Zoning and Land Use Tracts
(Agenda Items 55-58)
November 16, 2006**

Tract # & Address	Current Zoning & Use	City Council 1st Reading (10-19-06)	Planning Commission Recommendation (6-13-06 Hearing)	Staff Recommendation	Property Owner/Prospective Developer Recommendation	Group 1 Recommendations from Neighborhood Planning Meetings (8/04 thru 3/05)	Group 2 Recommendations (Members from Advisory Committee, recommendations developed independently after March 2005)	VOTES REQUIRED
Contested Zoning and FLUM: Riverside NPA (13)								
<p>37 X</p> <p>2109-2237 E Riverside Dr (Burton Terrace Sec 1-A Amended, lots 4 and 5, and Riverside Drive Plaza Joint Venture lots 8-9 except for the 10 012 SF tract of land out of Lot 9 as described in Tract 38), 1700-1702 Willow Creek Dr (Riverside Drive Plaza Joint Venture Lots 10-11)</p>	<p><i>Commercial</i></p> <p>LO, GR CS, CS-1 (restaurant, pawn shop, car wash and other various retail)</p>	<p><i>Mixed Use</i></p> <p>GR NP w/ MUB and NUC</p>	<p><i>Mixed Use</i></p> <p>GR-NP w/ MUB and NUC</p>	<p><i>Mixed Use</i></p> <p>GR-NP w/ MUB and NUC</p> <p>Staff recommendation will provide a zoning pattern that leads to greater consistency of the types of uses and development standards in which the site can be developed. The proposed rezoning will accommodate the current uses as well as reduce the amount of CS-1 on the tract</p>		<p><i>Mixed Use</i></p> <p>GR-MU-CO NP w/ MUB and NUC (prohibit multifamily residential uses)</p>	<p><i>Office & Commercial</i></p> <p>LO-NP, GR NP, CS-NP, CS-1-NP with MUB and NUC</p>	<p>2nd Reading = 4 votes</p> <p>2nd & 3rd Readings = 5 votes</p>
<p>39 X</p> <p>1701, 1703, 1705, 1707, 1709, 1711, 1713 Burton Dr</p>	<p><i>Single Family</i></p> <p>LO (duplexes)</p>	<p><i>Mixed Use/Office</i></p> <p>LO MU-CO-NP (prohibit multifamily residential)</p>	<p><i>Mixed Use/Office</i></p> <p>LO-MU-NP</p>	<p><i>Mixed Use/Office</i></p> <p>LO-MU NP</p> <p>Staff recommendation to add the MU will bring the property into conformance (existing duplexes with office zoning)</p>		<p><i>Mixed Use/Office</i></p> <p>LO-MU-NP</p>	<p><i>Office</i></p> <p>LO-MU-CO NP (prohibit multifamily residential)</p>	<p>2nd Reading = 4 votes</p> <p>2nd & 3rd Readings = 5 votes</p>

Motion Sheet for East Riverside/Oltorf Neighborhood Plan Combining Districts
Contested Zoning and Land Use Tracts
(Agenda Items 55-58)
November 16, 2006

Tract # & Address	Current Zoning & Use	City Council 1st Reading (10-19-06)	Planning Commission Recommendation (6-13-06 Hearing)	Staff Recommendation	Property Owner/Prospective Developer Recommendation	Group 1 Recommendations from Neighborhood Planning Meetings (8/04 thru 3/05)	Group 2 Recommendations (Members from Advisory Committee, recommendations developed independently after March 2005)	VOTES REQUIRED
<p style="text-align: center;">41 </p> <p>2017 E Riverside Dr (a 12,695 SF tract of land, being comprised of three tracts of land, one containing 4,305 SF another containing 2 648 SF and the last containing 5 742 SF, out of Lot 11D of the Second Resubdivision of Colorado Hills Estates Sect</p>	<p style="text-align: center;"><i>Commercial</i></p> <p style="text-align: center;">CS 1 (The Back Room night club)</p>	<p style="text-align: center;"><i>Mixed Use</i></p> <p style="text-align: center;">CS-1-MU-CO-NP</p> <p>Conditions for the combined Tracts 41, 43, and 44 include</p> <ol style="list-style-type: none"> 1) maximum FAR of 1 8 1 2) limited to GR site development standards 3) minimum of 10% open space 4) minimum of 10% of the development's gross floor area shall be used for commercial 5) minimum of 25% of the development's gross floor area shall be used for residential uses, of which 30% shall be townhouses or condominiums <p>**also recommended a private restrictive covenant between the developer and the neighborhood to cap the number of rental units to 300, and the development should comply with the Commercial Design Standards which will take effect on 1/13/07</p>	<p style="text-align: center;"><i>Mixed Use</i></p> <p style="text-align: center;">CS-1-MU-CO NP</p> <p>Conditions for the combined Tracts 41, 43, and 44 include</p> <ol style="list-style-type: none"> 1) maximum FAR of 1 8 1 2) maximum impervious cover of 85% 3) limited to GR site development standards 4) minimum of 10% open space 5) minimum of 10% of the development's gross floor area shall be used for commercial 6) minimum of 25% of the development's gross floor area shall be used for residential uses, of which 30% shall be townhouses or condominiums 7) limit height of buildings along E Riverside Drive to 3 stories or 40 feet within 100 feet of the roadway <p>**also recommended a private restrictive covenant between the developer and the neighborhood to cap the number of rental units to 200 and the development should comply with the Commercial Design Standards which will take effect on 1/13/07</p>	<p style="text-align: center;"><i>Mixed Use</i></p> <p style="text-align: center;">CS 1-NP w/ MUB and NUC</p>	<p>Prospective buyer/developer of majority of site American Realty (Jeff Musgrove)</p> <p style="text-align: center;"><i>Mixed Use</i></p> <p style="text-align: center;">CS-1-MU-CO NP</p> <p>Conditions for the combined Tracts 41, 43 and 44 include</p> <ol style="list-style-type: none"> 1) maximum FAR of 1 8 1 2) limited to GR site development standards 3) minimum of 10% open space 4) minimum of 10% of the development's gross floor area shall be used for commercial 5) minimum of 25% of the development's gross floor area shall be used for residential of which 30% shall be townhouses or condominiums 5) limit the number of rental units to 300 with a private restrictive covenant 6) compliance with the Commercial Design Standards 	<p style="text-align: center;"><i>Mixed Use</i></p> <p style="text-align: center;">GR NP with MUB and NUC</p>	<p style="text-align: center;"><i>Commercial</i> (with a notation on the FLUM referencing special use options)</p> <p style="text-align: center;">CS-1-NP w/ MUB and NUC</p>	<p style="text-align: center;">2nd Reading = 4 votes 2nd & 3rd Readings = 5 votes</p>

Motion Sheet for East Riverside/Oltorf Neighborhood Plan Combining Districts*
Contested Zoning and Land Use Tracts
(Agenda Items 55-58)
November 16, 2006

Tract # & Address	Current Zoning & Use	City Council 1st Reading (10-19-06)	Planning Commission Recommendation (6-13-06 Hearing)	Staff Recommendation	Property Owner/Prospective Developer Recommendation	Group 1 Recommendations from Neighborhood Planning Meetings (8/04 thru 3/05)	Group 2 Recommendations (Members from Advisory Committee, recommendations developed independently after March 2005)	VOTES REQUIRED
<p style="text-align: center;">43 ✓</p> <p>2003-2023 E Riverside Drive 1407 1/2 Royal Crest Drive (excluding portions identified in Tracts 41 42, 44)</p>	<p style="text-align: center;"><i>Commercial</i></p> <p>GR, CS (retail uses)</p>	<p style="text-align: center;"><i>Mixed Use</i></p> <p>CS-MU-CO-NP</p> <p>Conditions for the combined Tracts 41, 43, and 44 include</p> <ol style="list-style-type: none"> 1) maximum FAR of 1 8 1 2) limited to GR site development standards 3) minimum of 10% open space 4) minimum of 10% of the development's gross floor area shall be used for commercial 5) minimum of 25% of the development's gross floor area shall be used for residential uses, of which 30% shall be townhouses or condominiums <p>**also recommended a private restrictive covenant between the developer and the neighborhood to cap the number of rental units to 300 and the development should comply with the Commercial Design Standards which will take effect on 1/13/07</p>	<p style="text-align: center;"><i>Mixed Use</i></p> <p>CS MU-CO-NP</p> <p>Conditions for the combined Tracts 41, 43, and 44 include</p> <ol style="list-style-type: none"> 1) maximum FAR of 1 8 1 2) maximum impervious cover of 85% 3) limited to GR site development standards 4) minimum of 10% open space 5) minimum of 10% of the development's gross floor area shall be used for commercial 6) minimum of 25% of the development's gross floor area shall be used for residential of which 30% shall be townhouses or condominiums 7) limit height of buildings along E Riverside Drive to 3 stories or 40 feet within 100 feet of the roadway <p>**also recommended a private restrictive covenant between the developer and the neighborhood to cap the number of rental units to 200, and the development should comply with the Commercial Design Standards which will take effect on 1/13/07</p>	<p style="text-align: center;"><i>Mixed Use</i></p> <p>GR NP, CS-NP w/ MUB and NUC</p>	<p>Prospective buyer/developer American Realty (Jeff Musgrove)</p> <p style="text-align: center;"><i>Mixed Use</i></p> <p>CS-MU-CO NP</p> <p>Conditions for the combined Tracts 41, 43, and 44 include</p> <ol style="list-style-type: none"> 1) maximum FAR of 1 8 1 2) limited to GR site development standards 3) limited to 10% open space 4) minimum of 10% of the development's gross floor area shall be used for commercial 5) minimum of 25% of the development's gross floor area shall be used for residential of which 30% shall be townhouses or condominiums 6) limit the number of rental units to 300 with a private restrictive covenant 7) compliance with the Commercial Design Standards 	<p style="text-align: center;"><i>Mixed Use</i></p> <p>GR NP w/ MUB and NUC</p>	<p style="text-align: center;"><i>Commercial</i> (with a notation on the FLUM referencing special use options)</p> <p>GR-NP, CS-NP w/ MUB and NUC</p>	<p>2nd Reading = 4 votes</p> <p>2nd & 3rd Readings = 5 votes</p>

Motion Sheet for East Riverside/Oltorf Neighborhood Plan Combining Districts
Contested Zoning and Land Use Tracts
(Agenda Items 55-58)
November 16, 2006

Tract # & Address	Current Zoning & Use	City Council 1st Reading (10-19-06)	Planning Commission Recommendation (6-13-06 Hearing)	Staff Recommendation	Property Owner/Prospective Developer Recommendation	Group 1 Recommendations from Neighborhood Planning Meetings (8/04 thru 3/05)	Group 2 Recommendations (Members from Advisory Committee, recommendations developed independently after March 2005)	VOTES REQUIRED
43A ✓ 2001 E Riverside Drive	Commercial LR (gas station)	Mixed Use CS-NP w/MUB and NUC	Mixed Use LR-NP w/ MUB and NUC	Mixed Use LR NP w/ MUB and NUC	Agents Nikelle Meade and Andrew Martin Mixed Use CS NP w/MUB and NUC	Mixed Use GR-NP w/ MUB and NUC	Commercial (with a notation on the FLUM referencing special use options) LR-NP w/ MUB & NUC	2nd Reading = 4 votes 2nd & 3rd Readings = 5 votes

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Contested Zoning and Land Use Tracts
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
Tract # & Address	Current Zoning & Use	City Council 1st Reading (10-19-06)	Planning Commission Recommendation (6-13-06 Hearing)	Staff Recommendation	Property Owner/Prospective Developer Recommendation	Group 1 Recommendations from Neighborhood Planning Meetings (8/04 thru 3/05)	Group 2 Recommendations (Members from Advisory Committee, recommendations developed independently after March 2005)	VOTES REQUIRED
<p style="text-align: center;">44</p> <p>2003 E Riverside Dr (5,983 SF tract of land out of Lot 11C of the First Resubdivision of Colorado Hills Estates)</p>	<p style="text-align: center;"><i>Commercial</i></p> <p style="text-align: center;">CS-1 (Club Zocalo)</p>	<p style="text-align: center;"><i>Mixed Use</i></p> <p style="text-align: center;">CS-1 MU-CO NP</p> <p>Conditions for the combined Tracts 41, 43, and 44 include</p> <ol style="list-style-type: none"> 1) maximum FAR of 1 8 1 2) limited to GR site development standards 3) minimum of 10% open space 4) minimum of 10% of the development's gross floor area shall be used for commercial 5) minimum of 25% of the development's gross floor area shall be used for residential uses, of which 30% shall be townhouses or condominiums <p>**also recommended a private restrictive covenant between the developer and the neighborhood to cap the number of rental units to 300, and the development should comply with the Commercial Design Standards which will take effect on 1/13/07</p>	<p style="text-align: center;"><i>Mixed Use</i></p> <p style="text-align: center;">CS-1-MU-CO-NP</p> <p>Conditions for the combined Tracts 41, 43, and 44 include</p> <ol style="list-style-type: none"> 1) maximum FAR of 1 8 1 2) maximum impervious cover of 85% 3) limited to GR site development standards 4) minimum of 10% open space 5) minimum of 10% of the development's gross floor area shall be used for commercial 6) minimum of 25% of the development's gross floor area shall be used for residential of which 30% shall be townhouses or condominiums 7) limit height of buildings along E Riverside Drive to 3 stories or 40 feet within 100 feet of the roadway <p>**also recommended a private restrictive covenant between the developer and the neighborhood to cap the number of rental units to 200, and the development should comply with the Commercial Design Standards which will take effect on 1/13/07</p>	<p style="text-align: center;"><i>Mixed Use</i></p> <p style="text-align: center;">CS-1 NP w/ MUB and NUC</p>	<p>Prospective buyer/developer American Realty (Jeff Musgrove)</p> <p style="text-align: center;"><i>Mixed Use</i></p> <p style="text-align: center;">CS-1-MU CO-NP</p> <p>Conditions for the combined Tracts 41, 43, and 44 include</p> <ol style="list-style-type: none"> 1) maximum FAR of 1 8 1 2) limited to GR site development standards 3) minimum of 10% open space 4) minimum of 10% of the development's gross floor area shall be used for commercial 5) minimum of 25% of the development's gross floor area shall be used for residential of which 30% shall be townhouses or condominiums 6) limit the number of rental units to 300 with a private restrictive covenant 7) compliance with the Commercial Design Standards 	<p style="text-align: center;"><i>Mixed Use</i></p> <p style="text-align: center;">GR-NP w/ MUB and NUC</p>	<p style="text-align: center;"><i>Commercial</i> (with a notation on the FLUM referencing special use options)</p> <p style="text-align: center;">CS-1-NP w/ MUB & NUC</p>	<p style="text-align: center;">2nd Reading = 4 votes</p> <p style="text-align: center;">2nd & 3rd Readings = 5 votes</p>

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

Tract # & Address	Current Zoning & Use	City Council 1st Reading (10-19-06)	Planning Commission Recommendation (6-13-06 Hearing)	Staff Recommendation	Property Owner/Prospective Developer Recommendation	Group 1 Recommendations from Neighborhood Planning Meetings (8/04 thru 3/05)	Group 2 Recommendations (Members from Advisory Committee, recommendations developed independently after March 2005)	VOTES REQUIRED
<p>45 X</p> <p>1801-1919 E Riverside Dr (Lot B River Hills Addition) except for the portion described in Tract 45A & Tract 45B</p>	<p>Commercial</p> <p>LR, GR, GR CO, CS, CS-1 (retail uses)</p>	<p>Mixed Use</p> <p>GR-NP w/MUB and NUC</p>	<p>Mixed Use</p> <p>GR-NP w/MUB and NUC</p>	<p>Mixed Use</p> <p>GR-NP w/MUB and NUC</p> <p>Staff recommendation will provide a zoning pattern that leads to greater consistency of the types of uses and development standards in which the site can be developed. The proposed rezoning will accommodate the current uses as well as reduce the amount of CS-1 on the tract</p>	<p>Agents: Alison Gardner and Andrew Martin</p> <p>Property owner supports the rezoning to GR-NP w/ MUB and NUC with the rearrangement of CS-1</p> <p>Prospective developer of a portion of the site supports GR</p>	<p>Mixed Use</p> <p>GR-NP w/ MUB and NUC</p>	<p>Commercial (with a notation on the FLUM referencing special use options)</p> <p>LR-NP, GR-CO-NP, GR NP, CS-NP, CS-1-NP w/ MUB & NUC</p>	<p>2nd Reading = 4 votes</p> <p>2nd & 3rd Readings = 5 votes</p>
<p>45A X</p> <p>1805-1909 E Riverside (a 6,490 SF tract of land out of Lot 10 of Colorado Hills Estates, Section 5)</p> <p>Larger Footprint</p>	<p>Commercial</p> <p>CS-1 (Club Latino)</p>	<p>Mixed Use</p> <p>CS-1-NP w/ MUB and NUC</p>	<p>Mixed Use</p> <p>CS-1-NP w/ MUB and NUC</p>	<p>Mixed Use</p> <p>CS 1-NP w/ MUB and NUC</p> <p>(support expanding the CS-1 to coincide with the existing use of 7,699 SF--will make the entire use conforming)</p>	<p>Agents: Alison Gardner and Andrew Martin</p> <p>Property owner supports CS 1-NP w/ MUB and NUC</p>	<p>Mixed Use</p> <p>GR-NP w/ MUB and NUC</p>	<p>Commercial (with a notation on the FLUM referencing special use options)</p> <p>CS-1-NP w/ MUB & NUC</p> <p>(do not support expanding the CS 1 beyond 6,490 SF)</p>	<p>2nd Reading = 4 votes</p> <p>2nd & 3rd Readings = 5 votes</p>

Mixed Use Design Stds
DMU -10% Opt In/Opt Out

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Tract # & Address	Current Zoning & Use	City Council 1st Reading (10-19-06)	Planning Commission Recommendation (6-13-06 Hearing)	Staff Recommendation	Property Owner/Prospective Developer Recommendation	Group 1 Recommendations from Neighborhood Planning Meetings (8/04 thru 3/05)	Group 2 Recommendations (Members from Advisory Committee, recommendations developed independently after March 2005)	VOTES REQUIRED
<p>45B </p> <p>1905 E Riverside Dr (1,987 square foot tract of land out of Lot B River Hills Addition)</p>	<p><i>Commercial</i></p> <p>LR (retail use)</p>	<p><i>Mixed Use</i></p> <p>CS-NP w/MUB and NUC</p>	<p><i>Mixed Use</i></p> <p>CS-1-NP w/ MUB and NUC</p>	<p><i>Mixed Use</i></p> <p>CS 1-NP w/MUB and NUC</p> <p>Proposal as submitted by property owner consolidates CS 1 footprint and ultimate reduction of CS-1 on Tract 45</p>	<p>Agents Alison Gardner and Andrew Martin</p> <p>Property owner supports CS-1-NP w/ MUB & NUC</p>	<p><i>Mixed Use</i></p> <p>Discussed as part of Tract 45</p>	<p><i>Commercial</i> (with a notation on the FLUM referencing special use options)</p> <p>LR w/ MUB and NUC</p>	<p>2nd Reading = 4 votes</p> <p>2nd & 3rd Readings = 5 votes</p>
<p>46 </p> <p>1605 E Riverside Drive</p>	<p><i>Commercial</i></p> <p>CS (The Bazaar)</p>	<p><i>Commercial</i></p> <p>GR NP</p>	<p><i>Mixed Use</i></p> <p>GR-MU-CO-NP (prohibit multifamily)</p>	<p><i>Commercial</i></p> <p>GR NP</p> <p>Staff recommendation accommodates current use and is consistent with the zoning pattern along Riverside Drive which is existing and proposed GR</p>		<p><i>Commercial</i></p> <p>No clear majority, LO-NP and GR-NP were discussed</p>	<p><i>Commercial</i></p> <p>GR-NP</p>	<p>2nd Reading = 4 votes</p> <p>2nd & 3rd Readings = 5 votes</p>

**Motion Sheet for East Riverside/Oltorf Neighborhood Plan Combining Districts:
Contested Zoning and Land Use Tracts
(Agenda Items 55-58)
November 16, 2006**

Tract # & Address	Current Zoning & Use	City Council 1st Reading (10-19-06)	Planning Commission Recommendation (6-13-06 Hearing)	Staff Recommendation	Property Owner/Prospective Developer Recommendation	Group 1 Recommendations from Neighborhood Planning Meetings (8/04 thru 3/05)	Group 2 Recommendations (Members from Advisory Committee, recommendations developed independently after March 2005)	VOTES REQUIRED
<p>47 </p> <p>1005 (Lot 3 Less N24ft Av Thomas & Burch Subdivision), 1007 Summit St</p>	<p>Single Family</p> <p>SF 3 (SF home)</p>	<p>Mixed Use/Office</p> <p>LO-MU-CO-NP w/ MUB (prohibit multifamily residential)</p>	<p>Mixed Use/Office</p> <p>LO-MU-CO-NP w/ MUB (prohibit multifamily residential)</p>	<p>Mixed Use/Office</p> <p>LO MU-CO-NP w/ MUB (prohibit multifamily residential)</p> <p>Non-residential zoning or a more intensive residential zoning such as multifamily is appropriate along major arterial roadways such as E Riverside Drive. This lot could possibly be combined with the adjacent lot, and the proposed rezoning would be compatible with the rest of the "island" which is zoned commercial with existing commercial uses</p>	<p>Property owner supports LO MU-CO-NP w/MUB (prohibit multifamily residential)</p>	<p>Single Family</p> <p>SF-3-NP neighbors are willing to work with owners to discuss different options</p>	<p>Single Family</p> <p>SF-3-NP</p>	<p>2nd Reading = 4 votes</p> <p>2nd & 3rd Readings = 5 votes</p> <p>Petition submitted by neighborhood is NOT VALID</p>
<p>49 </p> <p>1301 S I-35 Svc Road NB (Lot 3-A, Resub of Lot 3 Parkinson Lela Subdivision and Lot 12 Block 10 Bellevue Park save and except the portion described in Tract 50)</p>	<p>Office</p> <p>LR (office building)</p>	<p>Mixed Use</p> <p>LR-MU-CO-NP (any redevelopment shall be no closer to the eastern property line than the current buildings)</p>	<p>Mixed Use</p> <p>LR-MU-CO-NP (any redevelopment shall be no closer than current buildings)</p>	<p>Office</p> <p>LO-NP</p> <p>Zoning matches current office use on property</p>	<p>Agent Jeff Howard Property owner opposed to downzoning, requests LR-MU- NP</p>	<p>Office</p> <p>LO NP</p>	<p>Office</p> <p>LO NP</p>	<p>Valid Petition = 6 votes</p> <p>VALID petition submitted by property owner against any rezoning other than LR or GR</p> <p>Petition submitted by neighborhood is NOT VALID</p>

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Tract # & Address	Current Zoning & Use	City Council 1st Reading (10-19-06)	Planning Commission Recommendation (6-13-06 Hearing)	Staff Recommendation	Property Owner/Prospective Developer Recommendation	Group 1 Recommendations from Neighborhood Planning Meetings (3/04 thru 3/05)	Group 2 Recommendations (Members from Advisory Committee, recommendations developed independently after March 2005)	VOTES REQUIRED
<p>50</p> <p>1301 S IH 35 Svc Road NB (a 0.2 acre tract, more or less, out of Lot 3-A, Resub of Lot 3 Parkinson Lela Subdivision and Lot 12 Block 10 Bellvue Park, comprised of the E 50 feet west of and parallel to the western property line of Lot 11, Block 10, Bellvue Park Subdivision)</p>	<p>Office</p> <p>SF-3 (parking lot for office building)</p>	<p>Office</p> <p>LO-CO NP (limit height to 12 ft and prohibit access to Lupine)</p>	<p>Office</p> <p>LO CO-NP (limit height to 12 ft and prohibit access to Lupine)</p>	<p>Office</p> <p>LO-CO-NP (limit height to 12 ft and prohibit access to Lupine)</p> <p>Zoning is consistent with the the proposed zoning for office building (Tract 49) The proposed CO minimizes the impact on a currently constructed parking lot on adjacent single family residences</p>	<p>Agent Jeff Howard Property owner supports staff recommendation of LO-CO- NP</p>	<p>Single Family</p> <p>SF-3 NP</p>	<p>Single Family</p> <p>SF-3-NP</p>	<p>2nd Reading = 4 votes</p> <p>2nd and 3rd Readings = 5 votes</p> <p>Petition submitted by neighborhood is NOT VALID</p>